034.0	0004	0013.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	448,000	/	448,000
USE VALUE:	448,000	/	448,000
ASSESSED:	448,000	/	448,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
62		SILK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KISSANE RITA A/TRUSTEE
Owner 2:	RITA A KISSANE REVOCABLE TRUST
Owner 3:	
Street 1:	62 SILK STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KISSANE RITA A -
Owner 2:	-
Street 1:	62 SILK STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 3,000 Sq. Ft. of land mainly classified as One Family with a Row House Building built about 1947, having primarily Asbestos Exterior and 792 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3000.000	121,600		326,400	448,000
Total Card	0.069	121,600		326,400	448,000
Total Parcel	0.069	121,600		326,400	448,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 565.66 | /Parcel: 565.6

Legal Description

User Acct	GIS Ref	GIS Ref	Insp Date
23833			11/06/18

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 034.0-0004-0013.0

!2822!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	121,800	0	3,000.	326,400	448,200	448,200	Year End Roll	12/18/2019
2019	101	FV	97,400	0	3,000.	295,800	393,200	393,200	Year End Roll	1/3/2019
2018	101	FV	97,400	0	3,000.	280,500	377,900	377,900	Year End Roll	12/20/2017
2017	101	FV	97,400	0	3,000.	244,800	342,200	342,200	Year End Roll	1/3/2017
2016	101	FV	97,400	0	3,000.	209,100	306,500	306,500	Year End	1/4/2016
2015	101	FV	78,000	0	3,000.	193,800	271,800	271,800	Year End Roll	12/11/2014
2014	101	FV	78,000	0	3,000.	160,700	238,700	238,700	Year End Roll	12/16/2013
2013	101	FV	78,000	0	3,000.	153,000	231,000	231,000		12/13/2012

PRINT

Date	Time
12/10/20	18:10:25

LAST REV

Date	Time
04/02/19	14:38:52

apro

PAT ACCT. 2822

USER DEFINED

Prior Id # 1:	23833
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KISSANE RITA A,	58078-599		12/14/2011	Convenience	1	No	No		
	19894-303		6/1/1989		137,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/26/2017	480	Redo Kit	23,750	C				
2/28/2017	210	New Wind	4,000	C				
9/16/2013	1384	Manual	2,400	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/6/2018	MEAS&NOTICE	HS	Hanne S
1/17/2014	Info Fm Prmt	EMK	Ellen K
1/17/2009	Meas/Inspect	197	PATRIOT
2/24/2000	Meas/Inspect	263	PATRIOT
8/10/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3000		Sq. Ft.	Site		0	64.	1.70	3									326,400						326,400	

Total AC/HA:	0.06887	Total SF/SM:	3000	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	326,400	Spl Credit		Total:	326,400

EXTERIOR INFORMATION

Type:	23 - Row House
Sty Ht:	2 - 2 Story
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	5 - Asbestos
Sec Wall:	%
Roof Struct:	2 - Hip
Roof Cover:	1 - Asphalt Shgl
Color:	TAN
View / Desir:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

COMMENTS

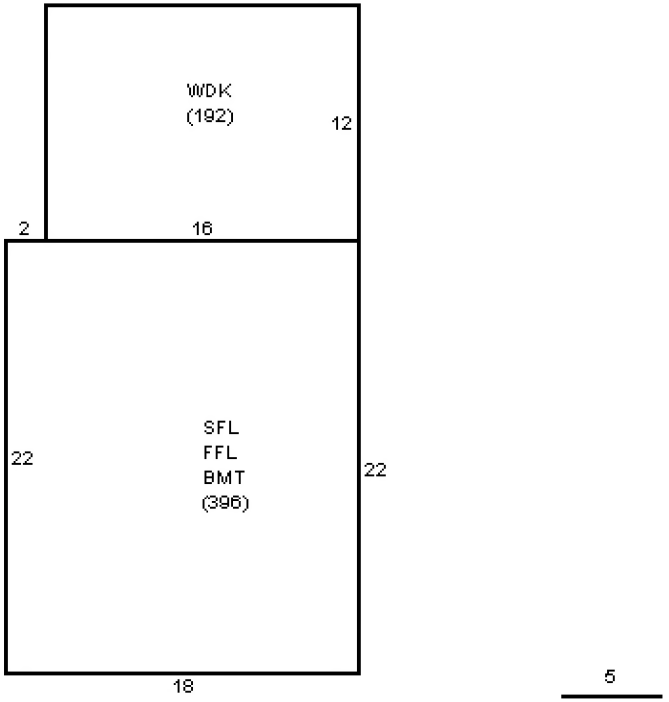
COMMON WALL.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 4		BRs: 2			Baths: 1				HB		

SKETCH



GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	
Totals			
1	4	2	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall	1 - Drywall
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	5 - Lino/Vinyl
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wall	25 % Sprinkled:

DEPRECIATION

Phys Cond:	AG - Avg-Good	26. %
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	26.4 %

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.87848467
Adj $ / SQ:	118.595
Other Features:	55279
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	165186
Depreciation:	43609
Depreciated Total:	121577

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	118.60
Special Features:	0	Val/Su Net:	88.12
Final Total:	121600	Val/Su SzAd	153.54

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	396	35.580	14,089
FFL	First Floor	396	118.600	46,964
SFL	Second Floor	396	118.600	46,964
WDK	Deck	192	9.850	1,890

Net Sketched Area:	1,380			Total:	109,907
Size Ad	792	Gross Are	1380	FinArea	792

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

034.0-0004-0013.0

IMAGE

AssessPro Patriot Properties, Inc